



## Hoy Close, London

### £3,600 pcm %tenure%

Mile are pleased to offer this STUNNING AND LARGE 4 DOUBLE bedroom house to rent. The property consists of 4 double bedrooms, two bathrooms (one being en-suite), a guest WC, a utility room, a fully fitted open plan kitchen and a large reception room. The property also benefits from a secure allocated parking space, a balcony, a private roof terrace and access to communal roof terrace also. The property is located in the highly sought after Colindale Gardens Development. Close to local transport and shops. MUST BE SEEN TO AVOID DISSAPPOINTMENT!!! Available 2nd March 2026

- Four bedroom house
- Balcony
- TWO BATHROOMS (ONE EN- SUITE)
- Roof Terrace
- Immaculate condition
- Allocated Secure Parking space
- Close to Colindale Station
- Close to shops
- Colindale gardens development
- MUST BE SEEN



Hoy Close, NW9

CAPTURE DATE 18/11/2022

LASER SCAN POINTS 123,238,199

GROSS INTERNAL AREA

151.71 sqm / 1632.99 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
151.71 sqm / 1632.99 sqft



NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkways, restricted head height  
140.72 sqm / 1514.70 sqft



EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, porches etc.  
32.71 sqm / 352.09 sqft



RESTRICTED HEAD HEIGHT  
Limited use areas under 2.0m  
0.00 sqm / 0.00 sqft

Specified floor plans are produced in accordance with

ENGLAND RESIDENTIAL - 151.71 sqm / 1632.99 sqft

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.